

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 4

Property ID: R37752

Property Information

property address: 810 S TEXAS AVE

legal description: PHILLIPS, BLOCK 26.27

owner name/address: MHMR AUTH OF BRAZOS VALLEY

-A POLITICAL SUBDIVISION-

PO BOX 4588

BRYAN, TX 77805-4588

full business name: FELICE S. KEEN COMMUNITY MENTAL HEALTH CENTER

land use category: PUBLIC/SEMI-PUB type of business: MENTAL HEALTH AUTH.

current zoning: SC-B occupancy status: OCCUPIED

lot area (square feet): 79493 frontage along Texas Avenue (feet): 342

lot depth (feet): 478 sq. footage of building: 11216

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 1 building height (feet): 19 # of stories: 1

type of buildings (specify): MASONRY

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date 80s accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

of signs: 1 type/material of sign: MASONRY

overall condition (specify): GOOD

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 142

lot type: ☐ asphalt ☒ concrete ☐ other _____

space sizes: 15x8 sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: DRY

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: mostly concrete

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

N/A if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☐ no N/A

Other Comments:

